

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

MEMORANDUM

TO: Planning Board

FROM: Matthew Nazar, Director of Development Services
and Susan Redmond, Assistant Planner

DATE: August 6, 2014

RE: Augusta Housing Service Corp.

Handwritten initials, possibly "MR" or "MS", in blue ink.

SUMMARY OF REQUEST

Request: The request is for a Final Plan review for a Minor Development and a Major Subdivision as per Section 4.6. The applicant proposes to create 47 apartments in the former Hodgkins School and construct additional parking.

Owner: City of Augusta

Applicant: Augusta Housing Service Corporation

Location: 17 Malta Street

Zoning: Medium Density Residential (RB1) District

Tax Map Number: Map 46, Lot 8

Existing Land Use: Educational Services

Proposed Land Use: Residential

Acreage: 6.25 acres

SUMMARY OF SUBMITTAL PACKAGE

In the submittal package the applicant has provided the Planning Board with the following items:

1. Application for Minor Development Review & Subdivision Plan Review

2. Agent authorization letter
3. Purchase and Sale Agreement
4. Narrative
5. Site plans

Areas of Concern

Staff recommends that the Board require the applicant to:

1. Submit a lighting plan that demonstrates that the lighting standards will be met.

Waivers

The applicant has not requested any waivers.

Staff Review

The Bureau of Engineering did not comment on the application.

The Bureau of Code Enforcement did not comment on the application.

The Bureau of Planning does not have any additional comments.

Lot Characteristics

Lot Size – The minimum required lot size is 7,500 square feet. The lot is 272,250 square feet, which meets the standard.

Lot Area per Dwelling Unit – The minimum required lot area per dwelling unit is 2,500 square feet. The minimum proposed lot area is 5,792 square feet, which meets the standard.

Frontage – The minimum required frontage required is 75 feet. The frontage is 293 feet, which meets the standard.

Depth – The minimum depth required is 100 feet. The lot has over 370 feet of depth, which meets the standard.

Setbacks – The minimum front setback is 10 feet. The existing building's front setback is 25 feet, which meets the standard. The minimum required side setback is 10 feet. The proposed side setback is over 10 feet, which meets the standard.

CRITERIA FOR FINAL PLAN REVIEW OF A MINOR DEVELOPMENT & MAJOR SUBDIVISION (Section 4.5 of the LUO; includes Section 6.3.4, Conditional Use Review)

Neighborhood Compatibility (Section 6.3.4(1) of the LUO)

- a) *Land Use/ Visual Integrity:*
 - i. *Land Uses:* The project would be located in a residential neighborhood. It is compatible with land uses.
 - ii. *Architectural Design:* The architecture of the former school would not change. The applicant is seeking historic tax credits.
 - iii. *Scale, Bulk, Building Height:* No change is proposed to scale, bulk, or building height.
 - iv. *Identity, Historical Character:* The neighborhood is residential.
 - v. *Disposition and Orientation:* No change is proposed to the disposition and orientation of the building.
 - vi. *Visual Integrity:* The building has existed for over 50 years. A landscaping plan is proposed.
- b) *Privacy:* The proposal will maximize the opportunity for privacy by the residents of the neighborhood.
- c) *Safety and Health:* The building is currently unoccupied. The proposal will likely improve safe and healthful conditions in the neighborhood.
- d) *Property Values:* The proposal is not expected to have a detrimental effect on the value of adjacent properties.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Neighborhood Compatibility.

Plans and Policies (Section 6.3.4(2) of the LUO)

The project is located within the Eastside Residential District, which is described in the 2007 Comprehensive Plan. This area encompasses many of Augusta's traditional neighborhoods. The plan calls for preserving and protecting these neighborhoods.

Staff recommends that the Board find that the proposal is in accordance with the 2007 Comprehensive Plan.

Traffic Pattern, Flow and Volume (Section 6.3.4(3) of the LUO)

- a) *Additional Traffic:* The proposal is to reuse the former junior high school for senior housing. There is not anticipated to be additional traffic generated in association with the proposed development.
- b) *Safe Access:* There is existing access on the site. No change is proposed.
- c) *Emergency:* Lt. Thomas Freeman of Augusta Fire indicates that the proposal provides access for emergency services.
- d) *Movement/Parking:* On the north side of the building, there is currently an irregularly shaped gravel parking area. The applicant proposes to construct a rectangular parking lot in this area.

To the west of the building there is an existing parking lot.
On the south side of the building, the applicant proposes to add parking along the perimeter of the turnaround.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Traffic Pattern, Flow and Volume.

Public Facilities (Section 6.3.4(4) of the LUO)

- a) *Water Supply:* The building is served by public water. Michael Morey of the Greater Augusta Utility District comments that there is sufficient capacity in the public water system to supply the project with water.
- b) *Sanitary/Sewer/Subsurface Waste Disposal:* The building is served by public sewer. Michael Morey of the Greater Augusta Utility District comments that there is sufficient capacity in the public sewer system to receive the waste water.
- c) *Electricity/Telephone:* Electrical power and telephone service exists at the site.
- d) *Storm Drainage:* Michael Morey of the Greater Augusta Utility District comments "The District will require an evaluation of any roof and perimeter drains which may be connected into the sanitary sewer system. If these are found to be connected, the District will require these be separated from discharging into the sanitary sewer system."

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Public Facilities.

Resource Protection and Environment (Section 6.3.4(5) of the LUO)

- a) *Sensitive Areas:* No sensitive areas will be impacted by the minor site changes.
- b) *Air Quality:* The proposal is expected to comply with air quality standards.
- c) *Water Quality:* The proposal is expected to comply with water quality standards.
- d) *Sewage/Industrial Waste:* Sewage will be disposed of in the public sewer. No industrial waste is proposed.
- e) *Shoreland/Wetland Districts:* The project is not located in the Shoreland Zone. Not applicable.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Resource Protection and Environment.

Performance Standards (Section 6.3.4(6) of the LUO)

- a) *Performance and Dimensional Standards:* The proposal conforms to the performance and dimensional standards.

- b) *Noise*: The proposed senior housing apartments can be conducted in such a way that noise does not exceed the performance standards.
- c) *Glare/Heat*: No glare or heat is proposed.
- d) *Exterior Lighting*: A lighting plan is being worked on by the applicant.
- e) *Screening*: On the north side of the building, there is currently an irregularly shaped gravel parking area. The applicant proposes to construct a rectangular parking lot in this area. Some new landscaping is proposed to the north of the parking area adjacent to the wooded area.

Some landscaping is proposed to the west of the existing parking lot.

On the south side of the building, the applicant proposes to add parking along the perimeter of the turnaround. Some new landscaping is proposed between the parking area and the residential properties to the south.

- f) *Signage*: The signs are in compliance with the ordinance.

Staff recommends that the Board require the applicant to:

1. Submit a lighting plan that demonstrates that the lighting standards will be met.

Financial and Technical Ability (Section 6.3.4(7) of the LUO)

The applicant has secured Fay, Spofford & Thorndike as its agent. The agent appears to have the technical ability to meet the terms of the ordinance. The applicant has an established relationship with the Bank of Maine. The Bank of Maine indicates that it would consider financing the project.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Financial and Technical Ability.

Pollution (Section 4.4.1.1 of the LUO)

- a) *Floodplain*: The project is not in the floodplain.
- b) *Ability of Soils to support waste disposal*: Sewage will be disposed of in the public sewer. Not applicable.
- c) *Slopes effect on effluents*: Sewage will be disposed of in the public sewer. Not applicable.
- d) *Streams for disposal of effluents*: Sewage will be disposed of in the public sewer. Not applicable.
- e) *Applicable health and water resource rules*: Sewage will be disposed of in the public sewer. Not applicable.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Pollution.

Sufficient Water (Section 4.4.1.2 of the LUO)

See the Public Facilities section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Sufficient Water.

Municipal Water Supply (Section 4.4.1.3 of the LUO)

See the Public Facilities section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Municipal Water Supply.

Soil Erosion (Section 4.4.1.4 of the LUO)

An erosion and sedimentation control plan is provided.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Soil Erosion.

Highway or Public Road Congestion (Section 4.4.1.5 of the LUO)

See the Traffic Pattern, Flow and Volume section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Highway or Public Road Congestion.

Sewage Waste and Municipal Solid Waste Disposal (Sections 4.4.1.6 and 4.4.1.7) of the LUO)

See the Public Facilities section regarding sewage waste. The applicant will dispose of solid waste through a private hauling company.

Staff recommends that the Board find that the proposal in compliance with the Sewage Waste and Municipal Solid Waste Disposal section.

Aesthetic, Cultural, and Natural Values (Section 4.4.1.8 of the LUO)

No impact to aesthetic, cultural or natural values is anticipated.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Aesthetic, Cultural, and Natural Values.

Conformity with City Ordinances and Plans (Section 4.4.1.9 of the LUO)

See the Plans and Policies and Performance Standards sections.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Conformity with City Ordinances and Plans.

Financial and Technical Ability (Section 4.4.1(10) of the LUO)

See the Financial and Technical Ability section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Financial and Technical Ability.

Surface Waters; Outstanding River Segments (Section 4.4.1(11) of the LUO)

The project is not located within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Surface Waters and Outstanding River Segments.

Ground Water (Section 4.4.1(12) of the LUO)

See the Public Facilities section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Ground Water.

Flood Areas (Section 4.4.1(13) of the LUO)

The project is not located in the 100 year floodplain.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Flood Areas.

Freshwater Wetlands (Section 4.4.1(14) of the LUO)

No freshwater wetlands will be impacted by the development.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Freshwater Wetlands.

Stormwater (Section 4.4.1(16) of the LUO)

See the Public Facilities section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Stormwater.

Access to Direct Sunlight (Section 4.4.1(17) of the LUO)

The proposal will not block access to direct sunlight to any structures utilizing solar energy.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Access to Direct Sunlight.

Title 38 M.R.S.A. Section 484, Chapters 371 and 373-377 (Section 4.4.1(18) of the LUO)

The proposal is not regulated by Title 38 M.R.S.A. Section 484, Chapters 371 and 373-377. Not applicable.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Title 38 M.R.S.A. Section 484, Chapters 371 and 373-377.

Spaghetti-Lots Prohibited (Section 4.4.1(19) of the LUO)

The property does not have shore frontage. Not applicable.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Spaghetti-lots.

Outdoor Lighting (Section 4.4.1(20) of the LUO)

See the Performance Standards section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Outdoor Lighting.